

6.9 - R-6 HIGH DENSITY RESIDENTIAL-UNIVERSITY DISTRICT

6.9.1 PERMITTED USES:

Within the R-6 High Density Residential-University District the following uses are permitted:

6.9.1.1 All uses permitted in the R-5 High Density Residential District provided all other R-6 requirements are observed; and

6.9.1.2 Fraternity and sorority houses.

6.9.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4.

6.9.2.1 All Special Exceptions permitted in the R-5 High Density Residential District; and

6.9.2.2 Student activity centers, provided:

A. Minimum side yard setbacks shall be fifty (50) feet; and

B. No living quarters are provided, except for not more than two (2) persons employed as custodians.

6.9.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage and area requirements:

6.9.3.1 Minimum Lot Size:

A. Minimum lot size shall be 6,000 square feet.

B. Minimum lot width shall be fifty (50) feet at the front building line.

6.9.3.2 Density:

Maximum allowable density for residential uses shall be twenty-five (25) dwelling units per acre. For multi-family units consisting of four (4) or more bedrooms, maximum density shall be 18.75 dwelling units per acre. (See also Article II (Family) and Subsection 11.3.3.7).

6.9.3.3 Yard Area:

A. Front Yard:

Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.

B. Side Yard:

Minimum side yard setback shall be eight (8) feet.

C. Rear Yard:

Minimum rear yard setback shall be thirty (30) feet.

6.9.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty-five (35) percent of the total lot area.

6.9.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of sixty-five (65) feet.

6.9.6 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all uses required in R-5, Subsection 6.8.6, student activity centers, and multi-family residential developments along their public street frontages in accordance with Article XI, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.

6.9.7 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.